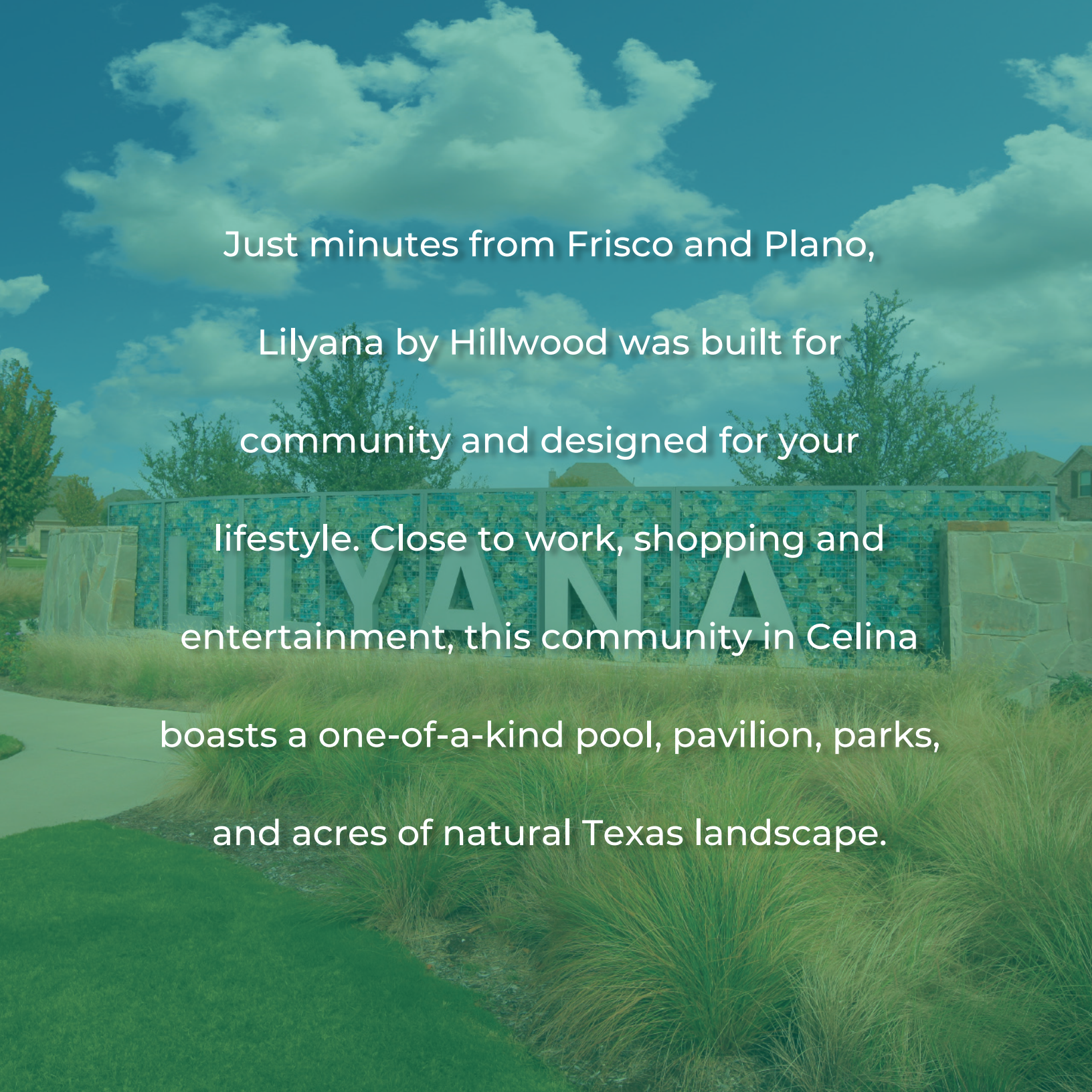




Lilyana

BY HILLWOOD  COMMUNITIES



Just minutes from Frisco and Plano,
Lilyana by Hillwood was built for
community and designed for your
lifestyle. Close to work, shopping and
entertainment, this community in Celina
boasts a one-of-a-kind pool, pavilion, parks,
and acres of natural Texas landscape.



A 400-acre community with 50-acres of green space, numerous parks and amazing amenities.



LilyanaByHillwood.com

4211 Lilyana Lane, Celina, TX 75009



Located within Celina ISD and the acclaimed Prosper ISD, one of the top school districts in Texas.

The Lilyana Difference

Hillwood Communities is known for creating true master-planned neighborhoods where everything is thought of and nothing is overlooked. Lilyana residents love our awesome amenities including a resort-style pool, fishing pond, walking and biking trails, playgrounds, parks, sport courts, and an outdoor kitchen and pavilion. Plus, our active HOA hosts events and gatherings throughout the year, bringing neighbors closer together. Lilyana offers an impressive collection of new homes from M/I Homes – a premier DFW home builder.



Prosper & Celina Schools

Lilyana students attend schools in either Celina ISD or Prosper ISD – ranked among the best school districts in the State of Texas. Lilyana Elementary School (Prosper ISD) opened in August 2023, making it convenient for children to receive an excellent education within the comfort of your own community.

PROSPER ISD

Lilyana Elementary School | K - 5th **On-Site!**

Rogers Middle School | 6th - 8th

Walnut Grove High School | 9th - 12th

CELINA ISD

O'Dell Elementary School | K - 5th

Moore Middle School | 6th - 8th

Celina High School | 9th - 12th



- 1 CONTEMPORARY POOL**
Retreat to the cool waters of a modern oasis, complete with poolside pergolas built for relaxation.
- 1 OUTDOOR KITCHEN**
Plate the perfect al fresco dining experience for family and friends at the outdoor pavilion and grill.
- 2 HAPPY TAILS PARK**
Put the leash away in this enclave for furry friends, where neighbors can spend time with their pets - and each other.
- 3 NATURE TRAILS**
Walk or bike along tree-lined trails and connect with nature and neighbors in over 50 acres of wide-open spaces and parks.
- 4 CATCH-AND-RELEASE POND**
Fishing is a family event that brings our residents together, providing the perfect opportunity for relaxation.
- 5 RED ROSE PARK**
Swing, slide and climb under a large shade structure or stretch out on the open lawn space.
- 6 BLUEBONNET PARK**
Play on the pickleball, basketball, or bocce ball courts, find shade at the outdoor pavilion or grill out with friends all in one place.
- 7 DAYLILY PARK**
Run and jump in the playground, fly through the air on the zip line, and take a break under the covered pavilion.
- 8 SECOND AMENITY CENTER**
A swimming pool, splash pad, outdoor ninja fitness course, shaded pavilions, and more!
- 9 BUTTERCUP PARK**
Enjoy a sand volleyball court, cornhole boards, an event lawn, a playground and picnic seating.

- MODELS
- EXISTING HOMES
- CURRENTLY SELLING
- PARKS & OPEN SPACE
- MIXED-USE

A Premier Builder
M/I HOMES

FRISCO



Map not to scale. This map of Lilyana represents an artist's conception of proposed development, and existing sections as of Nov 2024. No warranties or representations expressed or implied, concerning the final intended use, design or proposed improvements are made herein. Commercial uses may include, but not be limited to, service centers, retail centers, office buildings, professional buildings, and high-density residential. All plans for land uses on facilities are subject to change without notice and nothing presented on this map shall obligate the owner or any other entity, public or private, to construct or develop facilities as shown. Renderings used represent an artist's conception of proposed development as of Nov 2024. Design of amenities, materials, and overall intent is subject to change without notice. New home product offerings, availability, and pricing should always be verified directly with the buyer's preferred builder.

Where Tranquility and Convenience Meet

Nestled in picturesque Celina, Texas within Collin County, Lilyana's convenient location is just 10 miles north of Frisco and the "\$5 Billion Mile," which includes The Star and Frisco Station. Its proximity to Legacy Business Park and Legacy West makes it a short drive to shopping, dining and numerous sports and entertainment venues.



We Create Community

Backed by the experience and integrity of the Perot family, Hillwood Communities is an award-winning residential developer whose innovative solutions create community in every sense.

Learn more at [HillwoodCommunities.com](https://www.HillwoodCommunities.com).



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